NORTH CAROLINA SUB-LEASE CONTRACT

(Entire Dwelling Unit Sub-lease of Lease Contract)

SUB-LEASE of Lease Conf	tract by and between		, hereinafter
called Sub-tenant(s) and			, hereinafter called Tenant(s), and
	, as agent for owner		, hereinafter called Landlord
FOR GOOD CONSIDERAT	TION, IT IS AGREED BY AND BETWEE	EN THE PARTIES THAT:	
1. TERM: Tenant hereby	sublets, transfers and delivers to Sub-te	nant all of Tenant's rights in a	nd to a certain Lease Contract between
Tenant and Landlord for ce	ertain premises known as		
	(Un	it #) (Complex Nam	ne)
	(Address)		under Lease Contract
made as of the day of	, ,	200 .	
	ossession and the term of this Sublease		day
	200, and shall end at 10:00 am on the	-	· ·
2. MONTHLY RENT: Sub under said Lease Contract	a-tenant agrees to accept said Lease Col accruing on and after the date of deliver and save harmless the Tenant from any	ntract, pay all rents and punct ry of possession to the Sub-te	ually perform all of Tenant's obligations nant as contained herein. Sub-tenant
theday of	rties acknowledge that Tenant shall deli , 200: TIME BEING OF THE ESSE shall be fully paid by Tenant, and therea	NCE. All rents and other cha	rges accrued under the Lease
4. ADDITIONAL RENT: P	Prior to taking occupancy and possession	n of the dwelling unit, Sub-tena	ant agrees to pay an additional rent
deemed earned upon exec	in addition to Sub-tenant's regular montlution of this Lease Contract. ADDITION NTS, JUST LIKE THE MONTHLY RENT	IAL RENT IS NOT REFUNDA	
lease Contract, or any part absolute subjective discreti desires to sublet, but is una provided herein, Landlord r Landlord does not guarante authorizes Landlord to negrontinue to be liable for the the rent as stated in the Su the remaining term of this S regardless of whether or not then Tenant's to cover any excess of any security depot the Sub-sub-tenant rather to	ESTS: Sub-tenant shall not assign, sub thereof, without the prior written consenton of Landlord. For more details see "A able or unwilling to locate a suitable Submay assist Sub-tenant in finding a Sub-see that one can or will be found, or that a otiate rental amounts with the Sub-sub-te full rent as stated in the original Lease (b-lease Contract. Both Tenant and Sub Sub-lease Contract. Landlord will continuot Sub-sub-tenant is required to pay a see damages, etc. done by the Sub-sub-ten osits. To simplify monthly rental paymenthan requiring Sub-tenant and/or Tenant and Tenant is responsible for any definition of the sub-sub-tenant and the sub-tenant and sub-tena	at of Landlord. Such consent rassignment" (Article II, Section-sub-tenant who is willing to pub-tenant at Sub-tenant's sole a suitable Sub-sub-tenant will renant. If a Sub-sub-tenant will renant remain responsible for ue to hold Tenant's and or sub-tenant that remain unpaid and sunts, Landlord reserves the right to collect rent from the Sub-s	nay be withheld in the sole and 4) of Lease Contract. If Sub-tenant by the original monthly rental amount cost and expense. However, pay the full rental amount. Sub-tenant found, Tenant will nevertheless revertheless continue to be liable for r all other lease obligations throughout betenant's security deposit on account recurity deposit will be used first and betenant is liable for any damages in at to accept rent payments directly from ub-tenant and then pay the required
Sub-tenant shall not allow of	pe used for residential purposes only and or permit the dwelling unit to be occupied o-lease Contract or named as an authori	d or used as a residence by a	
	an the person(s) authorized, then Sub-ten ight & Long-Term Guests" (Article II, Sec		If the dwelling is occupied per day extra rent, per additional sfault of this Sub-lease Contract.
	RE NO UTILITIES INCLUDED IN THE SU ted elsewhere in this Sub-lease Contract		
this for Tenant as security of used for any of the purpose security deposit in full, less Sub-lease Contract is made	Sub-tenant agrees to pay Landlord a seduring the term of this Sub-lease Contraces as are set forth in North Carolina Gen any damages or costs, within thirty (30) e, delivered and accepted with the under and in that event Sub-tenant does here elling unit.	ct or until Sub-tenant terminat leral Statutes § 42-51. Landlo days after the termination of t rstanding that should damage	rd agrees to refund to Sub-tenant the this Sub-lease Contract. This s, or costs for repairs exceed the
Sub-tenant unders	stands that, even though several Sub-ter curity deposit and/or any prepaid rent car		

Sub-tenant understands that, even though several Sub-tenants may have divided the security deposit and/or prepaid rent among them, the entire security deposit and/or any prepaid rent can and will be held and may be used for any of the purposes set forth in North Carolina General States § 42-51. After damages are assessed, Sub-tenant will receive whatever balance is owed to Sub-tenant. Also, Sub-tenant understands that if there is any breakage or damage during the course of Sub-tenant's occupancy and the item(s) need to be repaired, Sub-tenant is then responsible for the cost of repair or replacement at that time.

8. DEPOSITS: SUB-TENANT AGREES THAT LANDLORD HAS SUB-TENANT'S AUTHORIZATION TO PLACE SUB-TENANT'S SECURITY DEPOSIT IN AN INTEREST BEARING ESCROW ACCOUNT WITH ALL INTEREST ACCRUING FOR THE BENEFIT OF LANDLORD AND/OR HIS ASSIGNS AND MAY BE WITHDRAWN BY LANDLORD AT ANYTIME. ALSO SUB-TENANT AGREES THAT LANDLORD HAS THE SAME AUTHORIZATION FOR ANY SUB-SUB-TENANT OF THE SUB-TENANT.

9. LANDLORD'S AGREEMENT TO SUBLEASE:

Landlord hereby assents to the sublet of Lease, provided that:

- a) Assent to the sublet shall not discharge Tenant of its obligations under the Lease in the event of breach by Sub-tenant.
- b) In the event of breach by Sub-tenant, or its successors, Landlord shall provide Tenant with written notice of same and Tenant (or Landlord on behalf of Tenant) shall have full rights to commence all actions to recover possession of the Leased premises (in the name of Landlord, if necessary) and retain all rights for duration of said Lease Contract provided it shall pay all accrued rents and cure any other default.
- 10. This agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.
- 11. EQUAL HOUSING OPPORTUNITY: Landlord shall conduct all rental activities in regard to this agreement without respect to the race, color, religion, sex, national origin, handicap or familial status of any Sub-tenant.
- 12. RECEIPT: Each of the parties acknowledges receipt of a copy of this Sub-lease of Lease Contract and the original Lease Contract. Further, Sub-tenant(s) agrees to comply with the Lease Contract (Article I), the Rules and Regulations in Article II, and the Roommate Responsibility Agreement in Article III (if applicable to this sublease) copies of which are provided with this Sub-lease Contract and made a part hereof as if fully set out herein. Sub-tenant also agrees that, if the dwelling unit he lives in is governed by a condo or property owners' association, that he will also abide by any rules and regulations they have. This Sub-lease Contract shall be binding upon and inure to the benefit of Tenant, Landlord, his heirs, and his successors in interest and assigns.

binding upon and inure to the benefit of T	enant, Landlord, his h	neirs, and his su	accessors in interest and as	signs.
13. ADDITIONAL TERMS AND OR CO	NDITIONS:			
14. Disclosure of Information on Lead	-Based Paint and Le	ad-Based Pain	t Hazards:	
Lead Warning Statement Housing built before 1978 may contain lead properly. Lead exposure is especially harmy the presence of known lead-based paint and pamphlet on lead poisoning prevention.	ful to young children an	id pregnant wom	nen. Before renting pre-1978	housing, landlords must disclose
LANDLORD'S DISCLOSURE (initial)				
(a) Presence of lead-base	ed paint and/or lead base	ed paint hazards (check one	
below): Known lead-based pai housing. (explain)	-			
Landlord has no knowledge of				
(b) Records and reports	available to the Landlor	rd		
Landlord has provided the Tena in the housing.	ant with all available reco	ords and reports p	pertaining to lead-based paint a	and /or lead-based paint hazards
Landlord has no reports or reco	rds pertaining to lead-ba	used paint/ or lead	d based paint hazards in the ho	ousing.
SUB-TENANT'S ACKNOWLEDGEMEN	T (Initial)			
c) Sub-tenant ha	as received copies of all	information liste	d above.	
d) Sub-tenant ha	as received the pamphlet	Protect Your Fa	mily from Lead in Your Home	<u>e.</u>
AGENT'S ACKNOWLEDGEMENT (Init	tial)			
(e) Agent has informed of his/her responsibility to ensure complia		e Landlord's ob	ligations under 42 U.S.C. 4	582(d) and is aware
Certification of Accuracy. The following Lead-Based paint Hazards, above and confidence accurate. Also, in testimony whereof, said parties in the original Tenant's Lease Contract, Articommate Responsibility Agreement, Arconditions of this Sub-lease Contract.	ertify, to the best of the nereby certify that they icle I, and the Rules &	eir knowledge, to have read and Regulations, A	that the information provided agree to the terms and corurticle II, dated	d by the signatory is true and nditions of this Sub-lease form, and a copy of the
Signed under seal thisday of		, 200 .		
Landlord:			r:	
NOTICE: THIS IS A LEGALLY BINDING C	ONTRACT. IF NOT U	NDERSTOOD, S	SEEK COMPETENT LEGAL	ADVICE.
1	SEAL	3		SEAL
(Sub-tenant)			(Sub-tenant)	
•	0541	4		OFAL

DWELLING UNIT BEING LEASED MAY BE OWNED BY A NORTH CAROLINA REAL ESTATE BROKER